



County of El Dorado

330 Fair Lane, Building A
Placerville, California
530 621-5390
FAX 622-3645
www.edcgov.us/bos/

Legislation Text

File #: 08-1546, **Version:** 1

Hearing to consider the following pertaining to 9.52 acres (APN 121-280-03) in the El Dorado Hills area (District II); Applicant Clarksville Professional Business Park, LLC:

(1) Approve Rezone (Z07-0028) from One-Acre residential (R1A) to Commercial-Planned Development (C-PD);

(2) Approve Planned Development (PD07-0027) and Tentative Parcel Map (P07-0030) to allow construction of 10 commercial buildings totaling 98,992 square feet, ranging in size from 5,100 to 44,992 square feet, each building being located on a separate parcel; and creating 10 parcels ranging in size from 0.37 to 2.26 acres with a design waiver to limit the sidewalk improvements to one side of Road 1; and

(3) Adopt Ordinance **4799** for said rezone.

RECOMMENDED ACTION: Planning Commission recommending the Board of Supervisors take the following actions: 1. Adopt the mitigated negative declaration based on the initial study reviewed by staff; 2. Adopt the mitigation monitoring program in accordance with CEQA guidelines, Section 15074 (d), as incorporated in the conditions of approval and mitigation measures in Attachment 1; 3. Approve Z07-0028 rezoning Assessor's Parcel Number 121-280-03 from One-Acre Residential (R1A) to Commercial-Planned Development (C-PD), based on the findings in Attachment 1; 4. Approve Planned Development application PD07-0027 and Tentative Parcel Map application P07-0030, adopting the Development Plan as the official Development Plan, based on the findings and subject to the conditions in Attachment 1; and 5. Approve the following Design Waiver since appropriate findings have been made as noted in Attachment 1: a) to limit the sidewalk improvements to one side of Road 1.

Background: These applications were considered by the Planning Commission on September 25, 2008, and unanimously recommended for approval.

Doug (?), the applicant's representative, stated the intent was to build a project that would allow people to either lease or buy the space. He also stated that they have tried to incorporate rock and wood into the architectural design.

Commissioner Machado praised staff on the creativity that was used in the waiver of the sidewalk.

Contact: Roger P. Trout (5369)/Lawrence W. Appel (7698)/Gina Hunter (3617)